WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson
Batch # 1147222
06/14/2024 09:22:32 AM
Fees: $13.00 Taxes: $2,257.00

Davidson County
DEEDWARR
2 pgs

20240614-0044591

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF June, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

D. DYLAN PORTER NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn Affonso	LoanDepot.com, LLC	
(NAME)	(NAME)	
2411 Batavia Street	6561 Irvine Center Drive	092-07-0-206.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Irvine, CA 92618	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **LUXURY CLUB LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GLENN AFFONSO, UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 21, of G. W. Ashcraft's Subdivision of Lot 11, of McNairy Tract of record in Book 57, Page 59, Register's Office for Davidson County, Tennessee. Said Lot No. 21 fronts 35 feet on the South side of Batavia Street and runs back between parallel lines 110 feet to an alley.

Being the same property conveyed to Luxury Club LLC, a Tennessee limited liability company by Warranty Deed from Monica Thompson, an unmarried woman, and Jose Hurtado, a married man of record in Instrument No. 20231212-0095609 Register's Office for Davidson County, Tennessee, dated December 04, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 2411 Batavia Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

CH2024-643

Witness my hand this 12 day of June, 2024

LUXURY CLUB LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

QINTIAN WANG, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Qintian Wang, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Sole Member for Luxury Club LLC, a Tennessee Limited Liability Company the within named bargainor, a limited liability company, and that he is the Sole Member of executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 12 day of June, 2024.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public